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NOISE ASSESSMENT

NOISE ASSESSMENT FOR CHANGE OF USE FROM B8 (GENERAL WAREHOUSE AND STORAGE WITH OFFICES) TO CLASS E(A) (DISPLAY OR RETAIL SALE OF GOODS, OTHER THAN HOT FOOD) AT PRINCESS HOUSE, PRINCESS STREET, ROCHDALE

1. Introduction

This noise assessment report supports the proposed change of use from a B8 warehouse with offices to a Class E(a) retail unit at Princess House, Princess Street, Rochdale. The assessment considers potential noise impacts associated with the change of use and ensures compliance with Rochdale Metropolitan Borough Council (MBC) planning policies and noise standards.

2. Existing Noise Environment

Princess Street, Rochdale, is a predominantly commercial area comprising offices, warehousing, and retail units. The noise climate is influenced by business activities, vehicle movements, and occasional pedestrian traffic. Typical noise levels recorded in similar commercial areas indicate:

- **Daytime (07:00 – 19:00):** 55 - 65 dB LAeq
- **Evening (19:00 – 23:00):** 50 - 60 dB LAeq
- **Night-time (23:00 – 07:00):** 45 - 55 dB LAeq

Noise sources in the area include deliveries to warehouses, car park activity, background road traffic, and general business operations.

3. Potential Noise Impacts of the Proposed Retail Use

The proposed retail use will introduce:

- Increased customer footfall.
- Occasional vehicle movement related to customer visits.
- Stock handling and restocking activities.
- Potential noise from internal HVAC systems, cash registers, and background music.

4. Noise Mitigation Measures

To ensure the development does not cause adverse noise impacts, the following mitigation measures will be implemented:

- **Operating Hours:** The store will operate from **08:00 - 20:00 (Monday to Saturday) and 10:00 - 16:00 (Sunday)**, ensuring no late-night noise disturbance.
- **Delivery Schedule:** All stock replenishment activities involving forklifts or vehicles will take place **outside public trading hours** to minimise disturbance.
- **Soundproofing & Insulation:** Existing warehouse structures, if not already, will be adapted to ensure sufficient insulation against external noise pollution and internal noise containment.
- **Double-Glazing & Acoustic Barriers:** Double-glazed windows and soundproofing measures are in place within the existing building which maintain internal noise levels and reduce external noise emissions.
- **Acoustic Flooring & Ceilings:** Internal noise reduction methods include acoustic floor underlays and ceiling tiles where required to limit sound transmission between spaces.
- **Traffic & Parking Management:** Adequate parking is provided to prevent congestion and reduce noise from idling vehicles.

5. Compliance with Rochdale MBC Policies

The proposal aligns with Rochdale MBC policies, including:

- **Core Strategy Policy G9:** Ensures environmental protection and noise control in new developments.
- **Core Strategy Policy E2:** Supports sustainable economic growth while maintaining appropriate noise levels in mixed-use areas.
- **Supplementary Planning Document (SPD) – Shop Fronts & Security Measures:** Encourages well-designed retail units that contribute positively to the environment without causing disruption.

6. Conclusion

The proposed retail unit at Princess House, Princess Street, Rochdale, will not introduce significant additional noise compared to existing commercial activity in the area. Noise mitigation measures will be implemented to ensure compliance with local policies and protect surrounding properties from excessive noise levels. Therefore, the change of use application should be considered acceptable in noise terms.